



RESIDENTIAL DEVELOPMENT SITE STATION ROAD, STURTON LE STEEPLE

Exciting development opportunity at the edge of this popular village, benefiting from outline planning permission for the erection of three dwellings and access approved. Approximate site area 0.71 acres (0.29 hectares), subject to measured site survey.

Offers in the region of £325,000 + VAT

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Property and Business Consultants

RESIDENTIAL DEVELOPMENT SITE, STATION ROAD, STURTON LE STEEPLE, RETFORD, NOTTINGHAMSHIRE, DN22 9HS

LOCATION

The site enjoys a location towards the northern edge of the popular village of Sturton le Steeple.

The village presently boasts a variety of amenities including primary school, church, recreation ground, public house and village hall. Further facilities are available in nearby North Leverton, presently including convenience store/post office and doctors surgery.

The village is ideally placed for accessing the areas excellent transport links by road, rail and air. Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins). Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Sat Nav – DN22 9HS
[what3words.com/awoke.divisions.warriors](https://www.what3words.com/awoke.divisions.warriors)

DESCRIPTION

A residential development site with outline planning permission for three dwellings.

SITE AREA

Approximately 0.71 acres (0.29 hectares), subject to measured site survey.

PLANNING

Bassetlaw District Council granted Outline Planning Permission with some matters reserved (approval being sought for access) for the erection of three dwellings on 14 December 2022 under application no. 22/01123/OUT. Bassetlaw District Council's decision notice, supporting plans and documents may be viewed on the planning portal – <http://publicaccess.bassetlaw.gov.uk/online-applications> quoting 22/01123/OUT.

COMMUNITY INFRASTRUCTURE LEVY – CIL

The notes accompanying the planning consent confirm the council's view that CIL is payable. CIL is payable by the buyer. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application. Further details on CIL may be found on Bassetlaw District Council's planning portal.

PLANS

Plans within the particulars are strictly for identification purposes only and will form no part of any contract or agreement for sale.

TENURE AND POSSESSION

The site is understood to be freehold and vacant possession will be given on completion.

VALUE ADDED TAX (VAT)

The land is opted for tax, VAT is payable on the sale price.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not.

SERVICES

Interested parties are expressly requested to make their own enquiries as to location, nature, specification, capacity and costs of connection.

VIEWING

Please proceed directly to the site with care at reasonable times of day.

FURTHER INFORMATION

Please contact Jeremy M Baguley MRICS on 01777 712944, or 07768 465721 or jeremy.baguley@brown-co.com

IMPORTANT NOTICES

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